

MACOMB TOWNSHIP BOARD OF TRUSTEES REGULAR MEETING HELD ON  
WEDNESDAY JANUARY 8 , 2003  
AT 7:00 P.M.

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS  
54111 BROUGHTON ROAD  
MACOMB, MICHIGAN 48042

PRESENT: JOHN D. BRENNAN, SUPERVISOR  
MICHAEL KOEHS, CLERK  
MARIE MALBURG, TREASURER  
TRUSTEES: KENNETH MEERSCHAERT, JR.  
DINO F. BUCCI, JR.  
CHARLES OLIVER

ABSENT: JANET DUNN.

Also in attendance: Larry Dloski, Township Attorney  
Jerome R. Schmeiser, Community Planning Consultant  
(Additional attendance record on file with Clerk)

Call Meeting to Order

PLEDGE OF ALLEGIANCE

1. Roll Call

Clerk KOEHS called the Roll. Trustee Janet Dunn absent.

**MOTION by BUCCI seconded by MEERSCHERT to exclude the name of Janet Dunn Township Board Trustee for all future motions.**

**MOTION carried.**

2. Approval of Agenda Items (with any addendum's)

**MOTION by OLIVER seconded by MALBURG to approve the agenda items with any addendum's as submitted.**

**MOTION carried.**

3. Approval of Bills

**MOTION by OLIVER seconded by BUCCI to approve the Bills as submitted.**

**MOTION carried.**

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4. Approval of Meeting Minutes

**MOTION by MALBURG seconded by OLIVER to approve the revised meeting minutes of December 23, 2002 as submitted.**

**MOTION carried.**

5. Public Comments (Non Agenda items only - 3 minute time limit) None.

Add-On:

- 5a. Plante and Moran Annual Audit Review 2002.

Mark Hurst, Lisa Bargo, Scott Sembill representatives from Plante and Moran. Mr. Hurst held a detailed review of the Townships Annual Audit Review 2002. Mr. Hurst reviewed the accuracy of the Townships records.

**PLANNING COMMISSION:**

6. Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the south side of 24 Mile Road and approximately ½ mile east of Hayes Road; Macomb Township, Petitioner. Permanent Parcel No. 08-18-200-009. (Forwarded from the Planning Commission Meeting of December 17, 2002).

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: Macomb Township.

Public Portion: Maurice Hellebuyck, 16000 24 Mile Road, Township Resident. Mr. Hellebuyck stated his comments and concerns regarding spot zoning. Mr. Hellebuyck reviewed in detail the history of his property and his belief of what will be effected caused by this rezoning. Supervisor BRENNAN reviewed the tax issues with Mr. Hellebuyck. Mr. Hellebuyck stated his request to oppose the current rezoning and held further discussion with the Members of the Board.

**MOTION by OLIVER seconded by KOEHS to approve the Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the south side of 24 Mile Road and approximately ½ mile east of Hayes Road; Macomb Township, Petitioner. Permanent Parcel No. 08-18-200-009. (Forwarded from the Planning Commission Meeting of December 17, 2002).**

**MOTION carried.**

7. Rezoning: Residential Urban One Family (R-1) to Office Low Rise (O-1); Located on the north of 23 Mile Road and approximately 1201' feet west of Card

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Road; Frank and Anne Gambino, Petitioner. Permanent Parcel No. 08-15-476-002. (Tabled per petitioner at the Township Board Meeting of November 25, 2002).

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: John Cavaliere, present. Cecil St. Pierre, representative, present. Mr. Cavaliere held a detailed discussion with the Members of the Board concerning his request of rezoning. Mr. Cavaliere further reviewed his opinion concerning property values. Mr. Cecil St. Pierre reviewed previous information submitted to the Clerks Office. Mr. Cecil St. Pierre reviewed previous Planning Commission actions. Mr. Cecil St. Pierre stated his recommendation to the Members of the Board concerning the current proposal. Mr. Cecil St. Pierre stated his thoughts of the information stated in the newspaper article concerning the issue of having too much residential in Macomb. Mr. Cecil St. Pierre held further discussion regarding the Township Master Plan. Anne Gambino, 21555 23 Mile Road, Township Resident and property owner. Mrs. Gambino reviewed the issues regarding adjacent property. Mrs. Gambino held further discussion with Supervisor BRENNAN addressing her questions and concerns.

Public Portion: Audrey Wcisel, 21520 23 Mile Road, Macomb, MI 48042 Township resident stated her request to deny the current proposal.

**MOTION by BUCCI seconded by NO SUPPORT to approve the Rezoning: Residential Urban One Family (R-1) to Office Low Rise (O-1); Located on the north of 23 Mile Road and approximately 1201' feet west of Card Road; Frank and Anne Gambino, Petitioner. Permanent Parcel No. 08-15-476-002. (Tabled per petitioner at the Township Board Meeting of November 25, 2002).**

**MOTION failed due to the lack of support.**

Supervisor BRENNAN stated the previous issues of the current proposal regarding the motions. Supervisor BRENNAN stated that the matter will have to be acted on either to approve or deny.

**MOTION by OLIVER seconded by KOEHS to deny due to the lack of support of the Rezoning: Residential Urban One Family (R-1) to Office Low Rise (O-1); Located on the north of 23 Mile Road and approximately 1201' feet west of Card Road; Frank and Anne Gambino, Petitioner. Permanent Parcel No. 08-15-476-002. (Tabled per petitioner at the Township Board Meeting of November 25, 2002).**

**FOR THIS MOTION: OLIVER, KOEHS, MEERSCHAERT, MALBURG, BRENNAN.**

**OPPOSED: BUCCI**

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**ABSENT: DUNN.**

**MOTION to deny carried.**

8. Rezoning; Residential Urban One Family (R-1) to Office Low Rise (O-1);  
Located north of 23 Mile Road and approximately 1333' feet west of Card Road.  
John Cavaliere, Petitioner. Permanent Parcel No. 08-15-401-003.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: John Cavaliere, present.

Public Portion: None.

**MOTION by OLIVER seconded by KOEHS to deny the Rezoning; Residential Urban One Family (R-1) to Office Low Rise (O-1); Located north of 23 Mile Road and approximately 1333' feet west of Card Road. John Cavaliere, Petitioner. Permanent Parcel No. 08-15-401-003.**

**MOTION carried.**

9. Rezoning; Residential Urban One Family (R-1) to General Highway Commercial District; Located on the east side of Romeo Plank Road and approximately ¼ mile north of Hall Road; Vincent Dilorenzo, Petitioner. Permanent Parcel No. 08-33-376-015.

Tabled per petitioners request.

10. Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road and ¼ mile west of future Garfield Road; Macomb Township., Petitioner. Permanent Parcel No. 08-07-400-014.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: Macomb Township.

Public Portion: Tom Ratajczak, 16077 24 Mile Road, Township resident. Mr. Ratajczak held further discussion with Supervisor BRENNAN and the Township Planning Consultant identifying the location of the current proposal. Mr. Ratajczak stated his concerns of the land in connection with the Master Plot Plan and stated to his understanding this land was suppose to be an access road. Mr. Ratajczak reviewed the current problems with drainage and is concerned that if the proposal is approved, it will create more drainage problems. Mr. Ratajczak stated he would not be in favor of this

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motion unless all the issues that he has addressed are corrected. Supervisor BRENNAN reviewed the current proposal with the Township resident.

**MOTION by KOEHS seconded by MALBURG to approve the Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road and ¼ mile west of future Garfield Road; Macomb Township, Petitioner. Permanent Parcel No. 08-07-400-014.**

**MOTION carried.**

11. Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road approximately 2/3 west of future Garfield Road; Macomb Township, Petitioner. Permanent Parcel No. 08-07-300-006.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: Macomb Township.

Public Portion: Donna Miller, 15701 24 Mile Road, property owner. Mrs. Miller questioned the Board on what the impact would be due to this proposal. Mrs. Miller addressed her question and concerns of property tax issues. Supervisor BRENNAN stated that the current proposal should not impact your residence. Mrs. Miller questioned if she will be responsible for the placement of sidewalks. Supervisor BRENNAN stated you are an existing resident due to the circumstances you will not be responsible to install sidewalks on your property. Mrs. Miller stated if in the future she decides to place an addition on the home what changes would occur? Supervisor BRENNAN stated the changes in taxes with the Township resident. Supervisor BRENNAN held further discussion with the Township resident.

**MOTION by BUCCI seconded by MALBURG to approve the Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road approximately 2/3 west of future Garfield Road; Macomb Township, Petitioner. Permanent Parcel No. 08-07-300-006.**

**MOTION carried.**

12. Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road and approximately ½ mile west of future Garfield Road; Macomb Township, Petitioner. Permanent Parcel No. 08-07-400-003.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: Macomb Township.

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Public Portion: None.

**MOTION by OLIVER seconded by KOEHS to approve the Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road and approximately ½ mile west of future Garfield Road; Macomb Township, Petitioner. Permanent Parcel No. 08-07-400-003.**

**MOTION carried.**

13. Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road and 1/8 mile west of future Garfield Road; Macomb Township, Petitioner. Permanent Parcel No. 08-07-400-006.

Jerome R. Schmeiser, Community Planning Consultant reviews the request.

Petitioner: Macomb Township.

Public Portion: None.

**MOTION by OLIVER seconded by MALBURG to approve the Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road and 1/8 mile west of future Garfield Road; Macomb Township, Petitioner. Permanent Parcel No. 08-07-400-006.**

**MOTION carried.**

14. Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the south side of 24 Mile Road and approximately ½ mile east of Hayes Road; Macomb Township, Petitioner. Permanent Parcel No. 08-18-200-007.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: Macomb Township.

Public Portion: None.

**MOTION by KOEHS seconded by MEERSCHAERT to approve the Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the south side of 24 Mile Road and approximately ½ mile east of Hayes Road; Macomb Township, Petitioner. Permanent Parcel No. 08-18-200-007.**

**MOTION carried.**

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15. Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road and approximately  $\frac{3}{4}$  mile west of future Garfield Road; Macomb Township, Petitioner. Permanent Parcel No. 08-07-400-010.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: Macomb Township.

Public Portion: None.

**MOTION by MALBURG seconded by OLIVER to approve the Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road and approximately  $\frac{3}{4}$  mile west of future Garfield Road; Macomb Township, Petitioner. Permanent Parcel No. 08-07-400-010.**

**MOTION carried.**

16. Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road approximately  $\frac{1}{4}$  mile east of Hayes Road; Macomb Township., Petitioner. Permanent Parcel No. 08-07-300-008.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: Macomb Township.

Public Portion: Donna Miller, 15771 24 Mile Road, stated her request to oppose the rezoning.

**MOTION by OLIVER seconded by BUCCI to approve the Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road approximately  $\frac{1}{4}$  mile east of Hayes Road; Macomb Township, Petitioner. Permanent Parcel No. 08-07-300-008.**

**MOTION carried.**

17. Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road and approximately  $\frac{1}{2}$  mile west of future Garfield Road; Macomb Township., Petitioner. Permanent Parcel No. 08-07-400-012.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: Macomb Township.

Public Portion: None.

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**MOTION by OLIVER seconded by MEERSCHAERT to approve the Rezoning; Agricultural (AG) to Residential Urban One Family (R-1); Located on the north side of 24 Mile Road and approximately ½ mile west of future Garfield Road; Macomb Township, Petitioner. Permanent Parcel No. 08-07-400-012.**

**MOTION carried.**

18. Rezoning; Agricultural (AG) to Macomb Town Center (MTC); Located on the north side of 24 Mile Road and ¼ mile west of Foss Road; Lombardo Land Holding; Petitioner. Permanent Parcel No. 08-10-300-020.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: Greg Windingland, representative, present. Mr. Windingland reviewed previous denials with the members of the Board. Supervisor BRENNAN stated his recommendation of the parcel. Supervisor BRENNAN reviewed his concerns of the section line between section nine (9) and ten (10).

Public Portion: None.

**MOTION by OLIVER seconded by KOEHS to deny the Rezoning; Agricultural (AG) to Macomb Town Center (MTC); Located on the north side of 24 Mile Road and ¼ mile west of Foss Road; Lombardo Land Holding; Petitioner. Permanent Parcel No. 08-10-300-020.**

**MOTION carried.**

19. Tentative Preliminary Plat; Adrienne Estates No. 2; Located east of Heydenreich Road and approximately 1156' feet south of 21 Mile Road; GTR Builders, Petitioner. Permanent Parcel No. 08-34-101-016.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: David Meckl, Fenn and Associates representative, present.  
Chris Cousino, GTR Builders representative, present.

Public Portion: None.

**MOTION by OLIVER seconded by BUCCI to approve the Tentative Preliminary Plat; Adrienne Estates No. 2; Located east of Heydenreich Road and approximately 1156' feet south of 21 Mile Road; GTR Builders, Petitioner. Permanent Parcel No. 08-34-101-016.**



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**MOTION carried.**

20. Final Preliminary Plat; Wingate Farms Subdivision; Located south of 23 Mile Road and ¼ mile east of future Heydenreich Road. GTR Builders, Petitioner. Permanent Parcel No. 08-22-100-019.

Jerome R. Schmeiser, Community Planning Consultant reviewed the request.

Petitioner: Chris Cousion, GTR Builders representative present.

Public Portion: None.

**MOTION by KOEHS seconded by MALBURG to approve the Final Preliminary Plat; Wingate Farms Subdivision; Located south of 23 Mile Road and ¼ mile east of future Heydenreich Road. GTR Builders, Petitioner. Permanent Parcel No. 08-22-100-019.**

**MOTION carried.**

**NEW BUSINESS:**

21. Industrial Development District Application; Rock Tops Inc. Permanent Parcel No. 08-17-300-013

Petitioner: Gregory J Randazzo, Certified Public Accountant, 15500 19 Mile Road Suite: 370, Clinton Township, MI, 48038. Bob Gasiorowski, 17411 23 Mile Road, Macomb, MI, 48042. Supervisor BRENNAN reviewed the perspective use of this parcel. Mr. Randazzo stated the perspective use of the parcel as submitted on the application Code No. 3281 Granite Cut and Shape. Supervisor BRENNAN held further discussion with the petitioners regarding the current proposal. Larry Dloski, Township Attorney and Supervisor BRENNAN discussed the equipment issues.

**MOTION by OLIVER seconded by BUCCI to approve the Public Hearing date for January 22, 2003 for the Industrial Development District Application; Rock Tops Inc. Permanent Parcel No. 08-17-300-013.**

**FOR THIS MOTION: OLIVER, BUCCI, MEERSCHAERT, MALBURG, KOEHS, BRENNAN.**

**OPPOSED: NONE.**

**ABSENT: DUNN**

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**MOTION to approve carried.** *(This motion was rescinded at the 02-12-03 Township Board Meeting).*

**OLD BUSNIESS:**

22. Request for Release of Sanitary Sewer and Water Main Bond; Winding Creek Estates. Located in section 5.

**MOTION by OLIVER seconded by KOEHS to approve contingent upon that the records reflect that the Bond is still in effect for the Request for Release of Sanitary Sewer and Water Main Bond; Winding Creek Estates. Located in section 5.**

**MOTION carried.**

23. 2003 Membership Dues for the Clinton River Watershed Council.

**MOTION by MEERSCHERT seconded by BUCCI to approve the 2003 Membership Dues for the Clinton River Watershed Council.**

**MOTION carried.**

**BOARD COMMENTS:**

**SUPERVISOR COMMENTS:**

**Add-On**

- 24A. Request for Inspector Certification Training; David Myny, Fire Department Captain.**

**MOTION by KOEHS seconded by MALBURG to approve the Request for Inspector Certification Training; David Myny, Fire Department Captain.**

**MOTION carried.**

**CLERK COMMENTS:** None.

**TREASURER COMMENTS:** None.

**TRUSTEES COMMENTS:**

Mr. Ahonen, Fire Department Chief, reviewed with the Board the reassignment from Fire Fighter Chris Gangier. Mr. Ahonen held further discussion regarding the Elks Awards granted to Mr. David Myny, Fire Department Captain from Station One and Mr. Gary Ross Fire Department Sergeant from Fire Station Two.

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**ADJOURNMENT**

**MOTION by MEERSCHAERT seconded by MALBURG to adjourn the meeting at 8:37P.M.**

**MOTION carried.**

Respectfully,

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John D. Brennan, Supervisor

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Michael D. Koehs, Clerk

Gabrielle M. Baker, Recording Secretary  
MDK/gmb